

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Brownlow Street  
Blackburn, BB1 2HW

200634196

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Brownlow Street Blackburn, BB1 2HW

Get instant cash flow of **£425** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



Brownlow Street  
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## Property Key Features

**2 bedroom**

**1 bathroom**

**Garden Grounds**

**Great Condition**

**Factor Fees: £0.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £425**

**Market Rent: £650**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £75,000 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit	£18,750.00
SDLT Charge	£2,250
Legal Fees	£1,000.00
Total Investment	£22,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £425 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£425	£650
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£42.50	£65.00
<b>Total Monthly Costs</b>	<b>£291.88</b>	<b>£314.38</b>
<b>Monthly Net Income</b>	<b>£133.13</b>	<b>£335.63</b>
<b>Annual Net Income</b>	<b>£1,597.50</b>	<b>£4,027.50</b>
<b>Net Return</b>	<b>7.26%</b>	<b>18.31%</b>

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



# Return **Stress Test** Analysis Report



**If the tenant was to leave and you missed 2 months of rental income**

Annual Net Income      **£2,727.50**  
Adjusted To

Net Return                      **12.40%**

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income      **£2,902.50**  
Adjusted To

Net Return                      **13.19%**

# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £110,000.



£110,000



## 2 bedroom terraced house for sale

Shadsworth Road, Blackburn

+ Add to report

NO LONGER ADVERTISED

Council Tax Band A | EPC Rated D | Freehold Property | On Road Parking | Possible Rental Investme...

### SOLD PRICE HISTORY

15 Feb 2022 £60,000

Marketed from 17 Jul 2023 to 17 Jul 2023 by Keenans Estate Agents, Accrington



£85,000



## 2 bedroom terraced house for sale

Tarbert Crescent, Blackburn, Lancashire, BB1

+ Add to report

CURRENTLY ADVERTISED

\*\*PROJECT PROPERTY\*\* | Full of Further Potential | Large Living Room | Two Bedrooms | L Shaped Di...

Marketed from 15 Dec 2023 by Property Shop - Sales & Lettings, Accrington

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

## 2 bedroom semi-detached house

Grisedale Avenue, Blackburn, BB1

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1656008

Marketed from 17 Mar 2023 to 7 Apr 2023 (20 days) by OpenRent, London



£795 pcm

## 2 bedroom semi-detached house

Lyndhurst Avenue, Blackburn, BB1

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1315574

Marketed from 12 Jan 2023 to 17 Jan 2023 (4 days) by OpenRent, London

# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Brownlow Street Blackburn, BB1 2HW

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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